

Assumptions for Customer Council rates (Association fee)

1. Wallace Building

Approximately 50,000 square feet in the Wallace building will be unusable in FY '06 unless a significant investment is made to refurbish the area after the labs facilities relocate. The investment would cost more than we would receive in rent and with the uncertainty of when or if the building will be demolished, we have not included this square footage in the rate calculation for FY '06.

2. Records and Property Building

The Records and Property Building will be renovated and will house the Department of Public Safety. However, this building will not be occupied during FY '06 because of the extensive renovation that will occur during that time period. We have not included the square footage for the Records and Property Building in the FY '06 rate calculation. This square footage will be included when the building is ready for occupancy.

3. Vehicle Dispatch

A portion of the Vehicle Dispatch building is not useable space and does not meet ADA requirements. This square footage has not been included in the rate calculation for FY '06.

4. Labs Building, Ankeny

The Labs Building will be occupied during FY '06 and we have included all the square footage for the Ankeny labs in rate calculations for FY '06. In addition, there are expenses that are specific to the labs such as an industrial hygienist. We propose to add a surcharge to the occupants of the Ankeny labs facility because we do not believe that all the occupants of the Capitol Complex buildings should pay for the additional services performed for the Labs facility. The fees for the additional services will not be used to calculate the association fees for office space. The Ankeny Labs will be charged the same association fee for office space as the other Capitol Complex occupants as well as the surcharge.

5. Governor's Office, 1st floor

The Governor's office on the first floor is a mixture of ceremonial and office space. Because of the difficulty in separating this space into ceremonial and office space, we have placed all of the first floor office in the ceremonial budget and will request a general fund appropriation to fund the services received. This is similar to the methodology used for other ceremonial space.

6. Maintenance and Renovation costs

The association fee does not include any funding for capital improvements, renovations and major maintenance.

7. Utilities

The association fees do not include utilities (MidAmerican, Des Moines Water Works).

8. Storage rate

The storage areas (1000 ft. or more) receive less service than office space and the rate is adjusted accordingly.

9. Jessie Parker Building

Square footage for the Jessie Parker building is not included in the rate calculations at this time.